

IN RE: PETITION FOR VARIANCE  
E/S Aylesbury Road, 550' +/- S  
of Timonium Road  
(26 W. Aylesbury Road)  
8th Election District  
3rd Councilmanic District  
  
Vincent F. Pipitone, Sr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-415-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 26 West Aylesbury Road, located in the vicinity of Timonium, just south of Timonium Road and west of the Jones Falls Expressway (I-83). The Petition was filed by the owners of the property, Vincent F. Pipitone, Sr., and his wife, Marie B. Pipitone. The Petitioners seek relief from Sections 413.6.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding business sign with a surface area of 64 sq.ft. in lieu of the permitted 25 sq.ft., and a height of 15 feet in lieu of the permitted 6 feet. The subject property and relief requested are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Vincent F. Pipitone, Sr., property owner. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that the subject property consists of 13,080 sq.ft., zoned M.L., and is improved with a one-story warehouse and accessory parking area which were constructed approximately three years ago to replace an older building that was over 40 years old. The Petitioners now come before me seeking a variance to permit the erection of a new business sign to replace the old sign. The details of the

ORDER RECEIVED FOR FILING

Date

By

RECORDED

new sign and its proposed location are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1. Testimony indicated that the proposed sign is necessary to adequately identify the location of their business along this busy commercial/industrial corridor. In their Zoning Plans Advisory Committee comments dated May 23, 1995, the Office of Planning and Zoning (OPZ) states that the proposed sign is consistent with the scale of other signs in the area and that the Petitioners have agreed to integrate the sign with landscaping along Aylesbury Road to further enhance the appearance of the subject site. Therefore, OPZ recommends approval of the requested variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

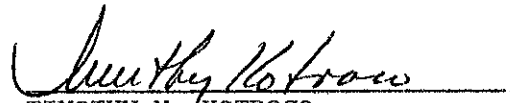
After due consideration of the testimony and evidence presented, it appears that the relief requested should be granted. It has been established that the proposed sign will be consistent with other signs in the area and will not cause any detriment to the health, safety or general

welfare of the surrounding locale. Furthermore, the granting of the Petitioner's request meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of June, 1995 that the Petition for Variance seeking relief from Sections 413.6.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding business sign with a surface area of 64 sq.ft. in lieu of the permitted 25 sq.ft., and a height of 15 feet in lieu of the permitted 6 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) As noted in the Zoning Plans Advisory Committee comments submitted by the Office of Planning and Zoning (OPZ), dated May 23, 1995, the Petitioners shall integrate the proposed sign with landscaping along Aylesbury Road.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECOMMENDED FOR FILING  
Date 6/19/95  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 19, 1995

Mr. & Mrs. Vincent F. Pipitone, Sr.  
2424 Hartfell Road  
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE  
E/S Aylesbury Road, 550' +/- S of Timonium Road  
(26 W. Aylesbury Road)  
8th Election District - 3rd Councilmanic District  
Vincent F. Pipitone, Sr., et ux - Petitioners  
Case No. 95-415-A

Dear Mr. & Mrs. Pipitone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

RECORDED



# Petition for Variance

95-415-A  
to the Zoning Commissioner of Baltimore County

for the property located at

26 W. AYLESBURY ROAD - 21093

which is presently zoned M.L/I.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

413.6.B1 & 2;BCZR, TO PERMIT ONE FREE STANDING BUSINESS SIGN WITH A SURFACE AREA OF 64 FEET IN LIEU OF THE PERMITTED 25', AND A HEIGHT OF 15' IN LIEU OF THE PERMITTED 6'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE DEVELOPED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

VINCENT F. PIPITONE, SR.

(Type or Print Name)

*Vincent F. Pipitone Sr*  
Signature

2424 HARTFELL ROAD

Address

TIMONIUM, MD 21093

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

VINCENT F. PIPITONE, SR.

(Type or Print Name)

*Vincent F. Pipitone Sr*  
Signature

MARIE B. PIPITONE

(Type or Print Name)

*Marie B. Pipitone*  
Signature

2424 HARTFELL ROAD

Address

Phone No.

TIMONIUM, MD 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

VINCENT F. PIPITONE, SR.

Name

2424 HARTFELL ROAD

Address

252-7400

Phone No.

TIMONIUM, MD 21093

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

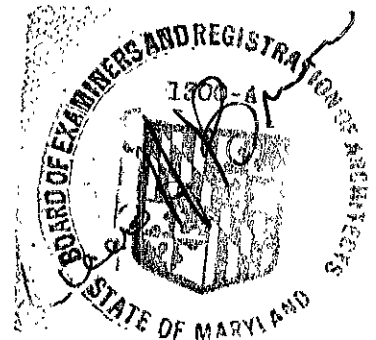


5/16/95  
8  
2134-95  
95-415-A  
MAY 15, 1995

ZONING DESCRIPTION ITEM 410

BEGINNING FOR THE SAME AS A PIPE SET AT THE BEGINNING OF THE THIRD OR SOUTH 8 DEGREES 17 MINUTES EAST 58.42 FOOT LINE OF A PARCEL OF LAND WHICH BY A DEED DATED OCTOBER 28, 1939 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER C.W.B.JR NO.1083 FOLIO 318 SAID PIPE ALSO BEING ON THE EAST RIGHT OF WAY LINE OF AYLESBURY ROAD, WHICH ROAD HAS A RIGHT OF WAY OF VARYING WIDTHS AND IS SHOWN ON BALTIMORE COUNTY BUREAU OF LAND ACQUISITION PLAT HRW 63-020-2, SAID PIPE ALSO BEING AT THE NORTHWESTERMOST CORNER OF LOT NO.1 AS SHOWN ON A PLAT ENTITLED "CROWTHER PROPERTY" WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. NO. 62 FOLIO 50, AND RUNNING THENCE WITH AND BINDING ON SAID THIRD LINE OF SAID PARCEL OF LAND WHICH WAS CONVEYED TO CROWTHER AND BINDING ON SAID EAST RIGHT OF WAY LINE OF AYLESBURY ROAD, AS NOW SURVEYED, SOUTH 12 DEGREES 30 MINUTES 46 SECONDS EAST 58.42 FEET TO A PIPE, SAID PIPE BEING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON SAID PLAT, THENCE LEAVING SAID ROAD AND RUNNING WITH AND BINDING ON A PART OF THE LAST LINE OF SAID PARCEL OF LAND WHICH WAS CONVEYED TO CROWTHER, AND BINDING ON THE SOUTHERNMOST LINE OF LOT NO.1 AS NOW SURVEYED, NORTH 71 DEGREES 19 MINUTES 11 SECONDS EAST 224.63 FEET TO INTERSECT THE CENTERLINE OR THE NORTH 18 DEGREES 27 MINUTES 40 SECONDS WEST 400 FOOT LINE OF A RIGHT OF WAY 10 FEET WIDE HERETOFORE LAID OUT AND BEING ONE OF THE RIGHT OF WAYS SHOWN ON A PLAT TITLED "PLAN TO ACCOMPANY RIGHT OF WAY AGREEMENT SAMUEL T.CROWTHER, ET AL" WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK G.L.B. NO. 20 FOLIO 36, CONTAINING 0.302 OF AN ACRE OF LAND MORE OR LESS

NOTE: FOR TITLE THE ABOVE DESCRIBED LOT NO.1 CONTAINING 0.302 ACRES BEING THE SAME LOT OF GROUND WHICH BE A DEED DATED AUGUST 29, 1989 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. NO. 8280 FOLIO 168 WAS CONVEYED BY KATHERINE V. CROWTHER TO VINCENT F. PIPITONE AND MARIE B. PIPITONE, HIS WIFE.



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

95-415-1A

District 8th Date of Posting 5/26/95  
Posted for: Variance  
Petitioner: Vincent & Mario Pipitone  
Location of property: 26 W. Hylesbury Rd. E/S  
Location of Signs: Facing roadway, on property being zoned  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 6/2/95  
Signature  
Number of Signs: 1



6/2/95

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-415-A  
(Item 410)

26 W. Aylesbury Road  
E/S Aylesbury Road, 550  
+/- S of Timonium Road  
8th Election District  
3rd Councilmanic

### Legal Owner(s):

Vincent F. Pipitone, Sr.  
and Maria B. Pipitone  
(Pipco Air Conditioning &  
Heating, Inc.)

Hearing: Wednesday,  
June 14, 1995 at 11:00  
a.m. in Rm. 118, Old  
Courthouse.

**Variance** to permit one free-standing business sign with a surface area of 64 feet in lieu of the permitted 25 feet and a height of 15 feet in lieu of the permitted 6 feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

5/331 May 25.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

5/25, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/25, 1995.

THE JEFFERSONIAN,

*A. Henrichson*  
LEGAL AD. - TOWSON

~~Publication~~





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

# receipt

Account: R-001-6150

Date 5-12-95

Item Number 410

Taken in by: JRP

Owner: Vincent F. P. Pitone SR-  
Site: 26 W. Aylesbury Rd.

# 020 \_\_\_\_\_ Commercial Variance Filing fee \_\_\_\_\_ \$250.<sup>00</sup>  
# 080 \_\_\_\_\_ Sign & posting \_\_\_\_\_ 35.<sup>00</sup>

RECEIVED

Total - \$285.<sup>00</sup>

9-01020000-0000  
00 0000000000 00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 410

Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Vincent J. Riptone

ADDRESS: 2424 Hartfell Rd

Lemonum Md 21093

\* PHONE NUMBER: 252-2491- 252-7400 office

MUST BE SUPPLIED

1 - 2 04/05/93

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY  
May 25, 1995 Issue - Jeffersonian

Please forward billing to:

Vincent F. Pipitone, Sr.  
2425 Hartfell Road  
Timonium, MD 21093  
252-7400

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-415-A (Item 410)  
26 W. Aylesburt Road  
E/S Aylesbury Road, 550'+/- S of Timonium Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Vincent F. Pipitone, Sr. and Marie B. Pipitone (Pipco Air Conditioning & Heating, Inc.)  
HEARING: WEDNESDAY, JUNE 14, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit one free-standing business sign with a surface area of 64 feet in lieu of the permitted 25 feet and a height of 15 feet in lieu of the permitted 6 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 18, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-415-A (Item 410)

26 W. Aylesburt Road

E/S Aylesbury Road, 550' +/- S of Timonium Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Vincent F. Pipitone, Sr. and Marie B. Pipitone (Pipco Air Conditioning & Heating, Inc.)

HEARING: WEDNESDAY, JUNE 14, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit one free-standing business sign with a surface area of 64 feet in lieu of the permitted 25 feet and a height of 15 feet in lieu of the permitted 6 feet.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Vincent F. Pipitone, Sr.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 7, 1995

Mr. Vincent F. Pipitone, Sr.  
2424 Hartfell Road  
Timonium, Maryland 21093

RE: Item No.: 410  
Case No.: 95-415-A  
Petitioner: V. F. Pipitone, et ux

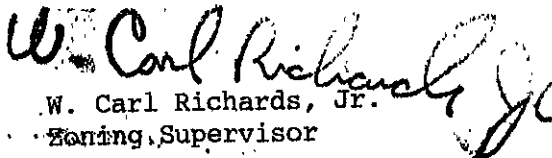
Dear Mr. and Mrs. Pipitone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 23, 1995

SUBJECT: 26 W. Aylesbury Road

INFORMATION:

Item Number: 410  
Petitioner: Pipitone Property  
Property Size: \_\_\_\_\_  
Zoning: ML-IM  
Requested Action: Variance  
Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

Staff met with the applicant prior to the filing of the subject petition. The proposed sign is consistent with the scale of other signs along Aylesbury, and the petitioner's agreement to integrate the sign with landscaping along Aylesbury Road will enhance the overall appearance of the site. Therefore, this office recommends the request be granted.

Prepared by: Jeffrey W. Long  
Division Chief: Barry L. Keim

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director           DATE:   May 30, 1995  
      Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
      Developers Engineering Section

RE:    Zoning Advisory Committee Meeting  
      for May 30, 1995  
      Item No. 410

The Developers Engineering Section has reviewed the subject zoning item. The entire site is subject to the Landscape Manual requirements.

RWB:sw

MICROFILMED



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-16-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 410 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 22, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 401, 402, 404, 405, 406, 407, 409, 410 AND 411.

RECEIVED

MAY 30 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/30/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/22/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401

407

408

409

410

411 s

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: May 12, 1995

TO: Hearing Officer

FROM: John J. Sullivan, Jr.  
Planner II, ZADM

SUBJECT: Item #410  
26 W. Aylesbury Road

Mr. Pipitone, property owner and applicant, came in today for his second scheduled appointment. Mr. Pipitone has actually been to this office four times in reference to the required documents necessary to file the petition. Mr. Pipitone was very upset on his last visit, 5/10/95, at the counter.

During Mr. Pipitone's visit today he had all the required paperwork except the three sealed legal descriptions. I gave Mr. Pipitone a copy of his tax account print-out and highlighted his deed reference. He was going to go immediately to Land Records to get a copy of his deed and give that to his engineer, Cicero Brown. Mr. Pipitone stated that he would submit the three sealed descriptions to me on Monday, 5/15/95.

Based on Mr. Pipitone's past visits and frustration, I accepted his petition today and expect to receive the descriptions on Monday.

JJS:scj

95-415-A



415





# **PETITION PROBLEMS**

## **AGENDA OF MAY 22, 1995**

### **#402 --- MJK**

1. Need name of legal owner on petition form.
2. Need authorization for "legal agent" to sign for legal owner.

### **#403 --- JRA**

1. Receipt was not given to petitioner or attorney.

### **#404 --- JLL**

1. Need typed or printed title of person signing for legal owner.

### **#406 --- JJS**

1. Incorrect zoning on petition form - VR 5.5????

### **#410 --- JJS**

1. Need legal owner's telephone number on petition form.
2. Zoning on petition form does not agree with zoning on folder.
3. Review information not completed on bottom of petition form.
4. No descriptions in folder (see John Sullivan's memo).





IN RE: PETITION FOR VARIANCE  
E/S Aylesbury Road, 550' +/- S  
of Timonium Road  
(26 W. Aylesbury Road)  
8th Election District  
3rd Councilmanic District  
Vincent F. Pipitone, Sr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-415-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 26 West Aylesbury Road, located in the vicinity of Timonium, just south of Timonium Road and west of the Jones Falls Expressway (I-83). The Petition was filed by the owners of the property, Vincent F. Pipitone, Sr., and his wife, Marie B. Pipitone. The Petitioners seek relief from Sections 413.6.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding business sign with a surface area of 64 sq.ft. in lieu of the permitted 25 sq.ft., and a height of 15 feet in lieu of the permitted 6 feet. The subject property and relief requested are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Vincent F. Pipitone, Sr., property owner. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that the subject property consists of 13,080 sq.ft., zoned M.L., and is improved with a one-story warehouse and accessory parking area which were constructed approximately three years ago to replace an older building that was over 40 years old. The Petitioners now come before me seeking a variance to permit the erection of a new business sign to replace the old sign. The details of the

new sign and its proposed location are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1. Testimony indicated that the proposed sign is necessary to adequately identify the location of their business along this busy commercial/industrial corridor. In their Zoning Plans Advisory Committee comments dated May 23, 1995, the Office of Planning and Zoning (OPZ) states that the proposed sign is consistent with the scale of other signs in the area and that the Petitioners have agreed to integrate the sign with landscaping along Aylesbury Road to further enhance the appearance of the subject site. Therefore, OPZ recommends approval of the requested variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it appears that the relief requested should be granted. It has been established that the proposed sign will be consistent with other signs in the area and will not cause any detriment to the health, safety or general

welfare of the surrounding locale. Furthermore, the granting of the Petitioner's request meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of June, 1995 that the Petition for Variance seeking relief from Sections 413.6.B.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding business sign with a surface area of 64 sq.ft. in lieu of the permitted 25 sq.ft., and a height of 15 feet in lieu of the permitted 6 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded.
- 2) As noted in the Zoning Plans Advisory Committee comments submitted by the Office of Planning and Zoning (OPZ), dated May 23, 1995, the Petitioners shall integrate the proposed sign with landscaping along Aylesbury Road.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 19, 1995

(410) 887-4386

Mr. & Mrs. Vincent F. Pipitone, Sr.  
2424 Hartfell Road  
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE  
E/S Aylesbury Road, 550' +/- S of Timonium Road  
(26 W. Aylesbury Road)  
8th Election District - 3rd Councilmanic District  
Vincent F. Pipitone, Sr., et ux - Petitioners  
Case No. 95-415-A

Dear Mr. & Mrs. Pipitone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

file



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 26 W. AYLESBURY ROAD - 21093

which is presently zoned M.L./I.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 413.6.B.1 & 2:BCZR, TO PERMIT ONE FREE STANDING BUSINESS SIGN WITH A SURFACE AREA OF 64 FEET IN LIEU OF THE PERMITTED 25', AND A HEIGHT OF 15' IN LIEU OF THE PERMITTED 6'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DEVELOPED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Petitioner/Letter:

VINCENT F. PIPITONE, SR.

(Type or Print Name)  
*Vincent F. Pipitone Sr.*  
Signature

2424 HARTFELL ROAD

Address

TIMONIUM, MD 21093

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s):

VINCENT F. PIPITONE, SR.

(Type or Print Name)  
*Vincent F. Pipitone Sr.*  
Signature

MARIE B. PIPITONE

(Type or Print Name)

*Marie B. Pipitone*  
Signature

2424 HARTFELL ROAD

Address

TIMONIUM, MD 21093

City State Zipcode

Name, Address and phone number of representative to be contacted:

VINCENT F. PIPITONE, SR.

Name

2424 HARTFELL ROAD

Address

TIMONIUM, MD 21093

City State Zipcode

Phone No.

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

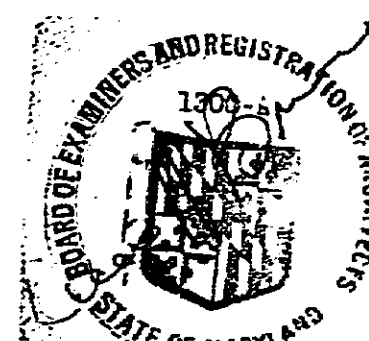
City State Zipcode

MAY 15, 1995

#### ZONING DESCRIPTION ITEM 410

BEGINNING FOR THE SAME AS A PIPE SET AT THE BEGINNING OF THE THIRD OR SOUTH 8 DEGREES 17 MINUTES EAST 58.42 FOOT LINE OF A PARCEL OF LAND WHICH BY A DEED DATED OCTOBER 28, 1939 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER C.W.B.JR NO.1083 FOLIO 318 SAID PIPE ALSO BEING ON THE EAST RIGHT OF WAY LINE OF AYLESBURY ROAD, WHICH ROAD HAS A RIGHT OF WAY OF VARYING WIDTHS AND IS SHOWN ON BALTIMORE COUNTY BUREAU OF LAND ACQUISITION PLAT HW 63-020-2, SAID PIPE ALSO BEING AT THE NORTHWESTERMOST CORNER OF LOT NO.1 AS SHOWN ON A PLAT ENTITLED "CROWTHER PROPERTY" WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. NO. 62 FOLIO 50, AND RUNNING THENCE WITH AND BINDING ON SAID THIRD LINE OF SAID PARCEL OF LAND WHICH WAS CONVEYED TO CROWTHER AND BINDING ON SAID EAST RIGHT OF WAY LINE OF AYLESBURY ROAD, AS NOW SURVEYED, SOUTH 12 DEGREES 30 MINUTES 46 SECONDS EAST 58.42 FEET TO A PIPE, SAID PIPE BEING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON SAID PLAT, THENCE LEAVING SAID ROAD AND RUNNING WITH AND BINDING ON A PART OF THE LAST LINE OF SAID PARCEL OF LAND WHICH WAS CONVEYED TO CROWTHER, AND BINDING ON THE SOUTHERNMOST LINE OF LOT NO.1 AS NOW SURVEYED, NORTH 71 DEGREES 19 MINUTES 11 SECONDS EAST 224.63 FEET TO INTERSECT THE CENTERLINE OF THE NORTH 18 DEGREES 27 MINUTES 40 SECONDS WEST 400 FOOT LINE OF A RIGHT OF WAY 10 FEET WIDE HERETOFORE LAID OUT AND BEING ONE OF THE RIGHT OF WAYS SHOWN ON A PLAT TITLED "PLAN TO ACCOMPANY RIGHT OF WAY AGREEMENT SAMUEL T. CROWTHER, ET AL" WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK G.L.B. NO. 20 FOLIO 36, CONTAINING 0.302 OF AN ACRE OF LAND MORE OR LESS.

NOTE: FOR TITLE THE ABOVE DESCRIBED LOT NO.1 CONTAINING 0.302 ACRES BEING THE SAME LOT OF GROUND WHICH BE A DEED DATED AUGUST 29, 1989 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. NO. 8280 FOLIO 168 WAS CONVEYED BY KATHERINE V. CROWTHER TO VINCENT F. PIPITONE AND MARIE B. PIPITONE, HIS WIFE.



#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: 7/24/95  
Posted for: Variance  
Petitioner: Vincent & Marie P. Pipitone  
Location of property: 26 W. Aylesbury Rd. E/S  
Location of Signs: Along roadway on property being zoned  
Remarks: None  
Posted by: W. K. K. K. Date of return: 4/2/95  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/25, 1995  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/25, 1995

THE JEFFERSONIAN,

*A. Henrichs*  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the following proposed Variance to the Zoning Regulations of Baltimore County at the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on June 14, 1995 at 1:00 P.M. The hearing will be held in the Councilmanic District of 8th and the subject of the hearing is Variance to the Zoning Regulations of Baltimore County to permit one freestanding business sign with a surface area of 64 sq. ft. in lieu of the permitted 25 sq. ft. and a height of 15 feet in lieu of the permitted 6 feet.

Case #95-415-A

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

See 410

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150

Date: 5.12.95

Item Number: 410

Taken in by: SR

Owner: Vincent F. Pipitone Sr.  
Site: 26 W. Aylesbury Rd.

# 020 Commercial Variance Filing Fee 250.00  
# 080 Sign & posting 35.00

Total - \$285.00

Please Make Checks Payable To: Baltimore County

Consider Validation

ORDER RECEIVED FOR FILING  
Date 4/19/95  
By W. K. K. K.

ORDER RECEIVED FOR FILING  
Date 4/19/95  
By W. K. K. K.

ORDER RECEIVED FOR FILING  
Date 4/19/95  
By W. K. K. K.

ORDER RECEIVED FOR FILING  
Date 4/19/95  
By W. K. K. K.





111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 410

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Vincent F. Pipitone

ADDRESS: 2424 Hartfell Rd

Timonium, Md 21083

\* PHONE NUMBER: 252-2491-227000 office

MUST BE SUPPLIED

TO: PUTNEY PUBLISHING COMPANY  
May 25, 1995 Issue - Jeffersonian

Please forward billing to:

Vincent F. Pipitone, Sr.  
2425 Hartfell Road  
Timonium, MD 21093  
252-7400

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-415-A (Item 410)

26 W. Aylesbury Road

8/5 Aylesbury Road, 550' +/- S of Timonium Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Vincent F. Pipitone, Sr. and Marie B. Pipitone (Pipco Air Conditioning & Heating, Inc.)

HEARING: WEDNESDAY, JUNE 14, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit one free-standing business sign with a surface area of 64 feet in lieu of the permitted 25 feet and a height of 15 feet in lieu of the permitted 6 feet.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 18, 1995

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-415-A (Item 410)

26 W. Aylesbury Road

8/5 Aylesbury Road, 550' +/- S of Timonium Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Vincent F. Pipitone, Sr. and Marie B. Pipitone (Pipco Air Conditioning & Heating, Inc.)

HEARING: WEDNESDAY, JUNE 14, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit one free-standing business sign with a surface area of 64 feet in lieu of the permitted 25 feet and a height of 15 feet in lieu of the permitted 6 feet.

Arnold Jablon

Director

cc: Vincent F. Pipitone, Sr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 7, 1995

Mr. Vincent F. Pipitone, Sr.  
2424 Hartfell Road  
Timonium, Maryland 21093

RE: Item No.: 410  
Case No.: 95-415-A  
Petitioner: V. F. Pipitone, et ux

Dear Mr. and Mrs. Pipitone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 23, 1995

SUBJECT: 26 W. Aylesbury Road

**INFORMATION:**

Item Number: 410

Petitioner: Pipitone Property

Property Size: \_\_\_\_\_

Zoning: ML-IM

Requested Action: Variance

Hearing Date: 1/1

**SUMMARY OF RECOMMENDATIONS:**

Staff met with the applicant prior to the filing of the subject petition. The proposed sign is consistent with the scale of other signs along Aylesbury, and the petitioner's agreement to integrate the sign with landscaping along Aylesbury Road will enhance the overall appearance of the site. Therefore, this office recommends the request be granted.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Klein*

PK/JL

ITEM410/PZONE/ZAC1

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: *Robert W. Bowling, P.E., Chief*  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 30, 1995  
Item No. 410

The Developers Engineering Section has reviewed the subject zoning item. The entire site is subject to the Landscape Manual requirements.

RWB:sw

**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 410 (JSS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

**Baltimore County Government**  
**Fire Department**



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 22, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 401, 402, 404, 405, 406, 407, 409, 410 AND 411.

**RECEIVED**  
MAY 30 1995  
**ZADM**

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 5/22/95

DATE: 5/22/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401  
407  
408  
409  
410  
411

LS:sp

LETTY2/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: May 12, 1995  
TO: Hearing Officer  
FROM: John J. Sullivan, Jr.  
Planner II, ZADM  
SUBJECT: Item #410  
26 W. Aylesbury Road

Mr. Pipitone, property owner and applicant, came in today for his second scheduled appointment. Mr. Pipitone has actually been to this office four times in reference to the required documents necessary to file the petition. Mr. Pipitone was very upset on his last visit, 5/10/95, at the counter.

During Mr. Pipitone's visit today he had all the required paperwork except the three sealed legal descriptions. I gave Mr. Pipitone a copy of his tax account print-out and highlighted his deed reference. He was going to go immediately to Land Records to get a copy of his deed and give that to his engineer, Cicero Brown. Mr. Pipitone stated that he would submit the three sealed descriptions to me on Monday, 5/15/95.

Based on Mr. Pipitone's past visits and frustration, I accepted his petition today and expect to receive the descriptions on Monday.

JJS:scj

PETITION PROBLEMS  
AGENDA OF MAY 22, 1995

#402 — MJK

1. Need name of legal owner on petition form.
2. Need authorization for "legal agent" to sign for legal owner.

#403 — JRA

1. Receipt was not given to petitioner or attorney.

#404 — JLL

1. Need typed or printed title of person signing for legal owner.

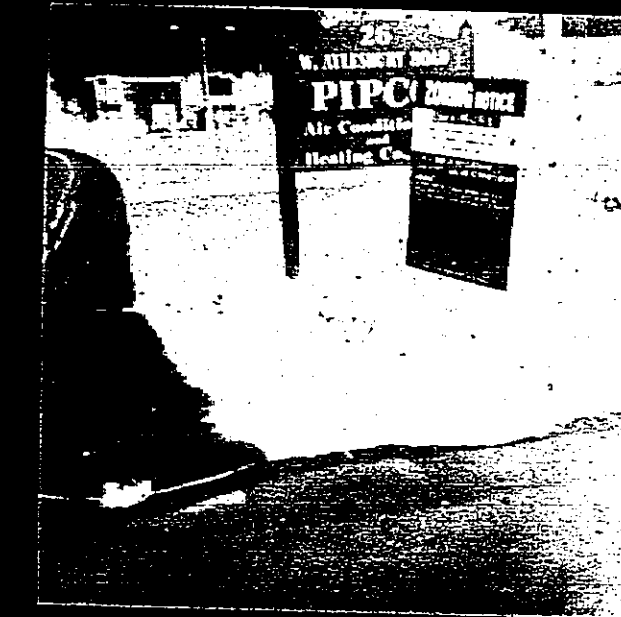
#406 — JJS

1. Incorrect zoning on petition form - VR 5.5????

#410 — JJS

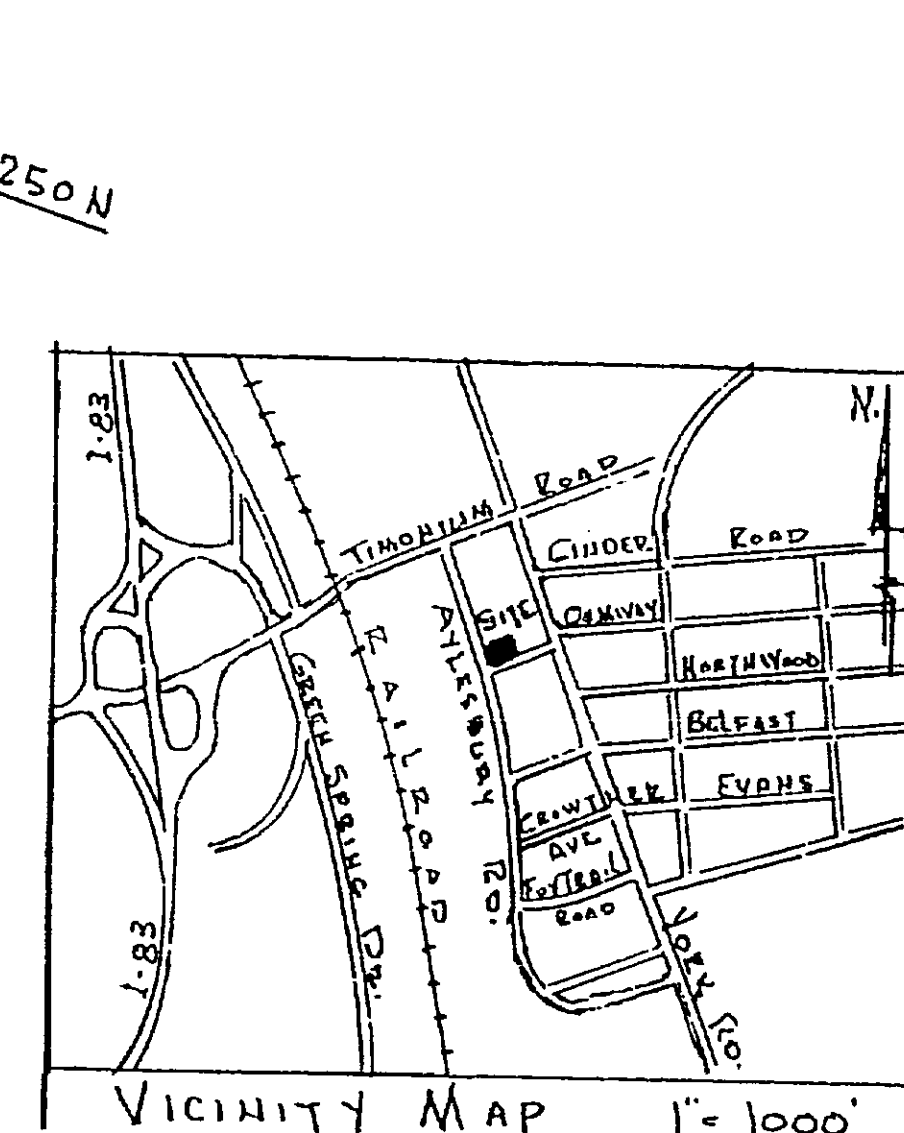
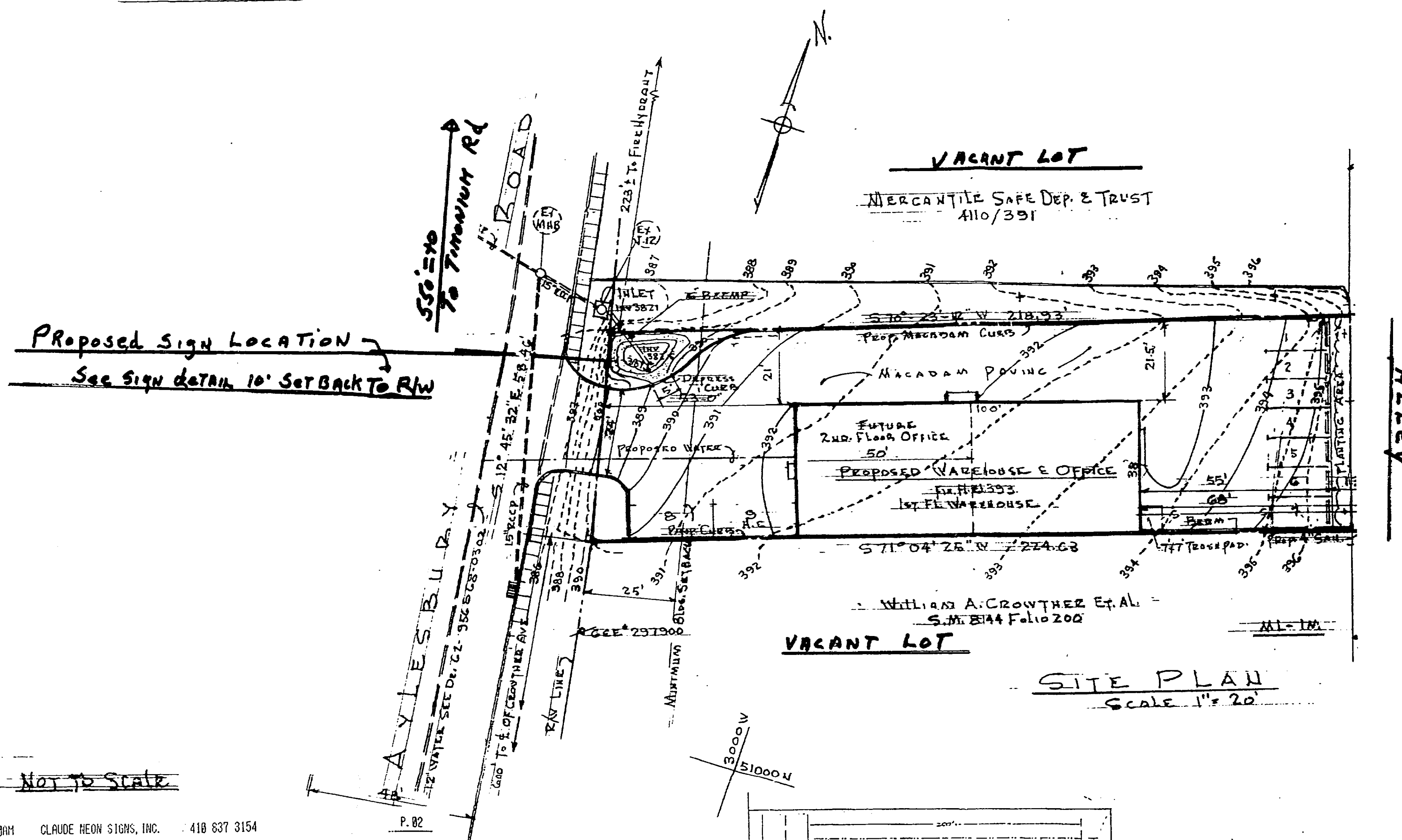
1. Need legal owner's telephone number on petition form.
2. Zoning on petition form does not agree with zoning on folder.
3. Review information not completed on bottom of petition form.
4. No descriptions in folder (see John Sullivan's memo).

95-415-A

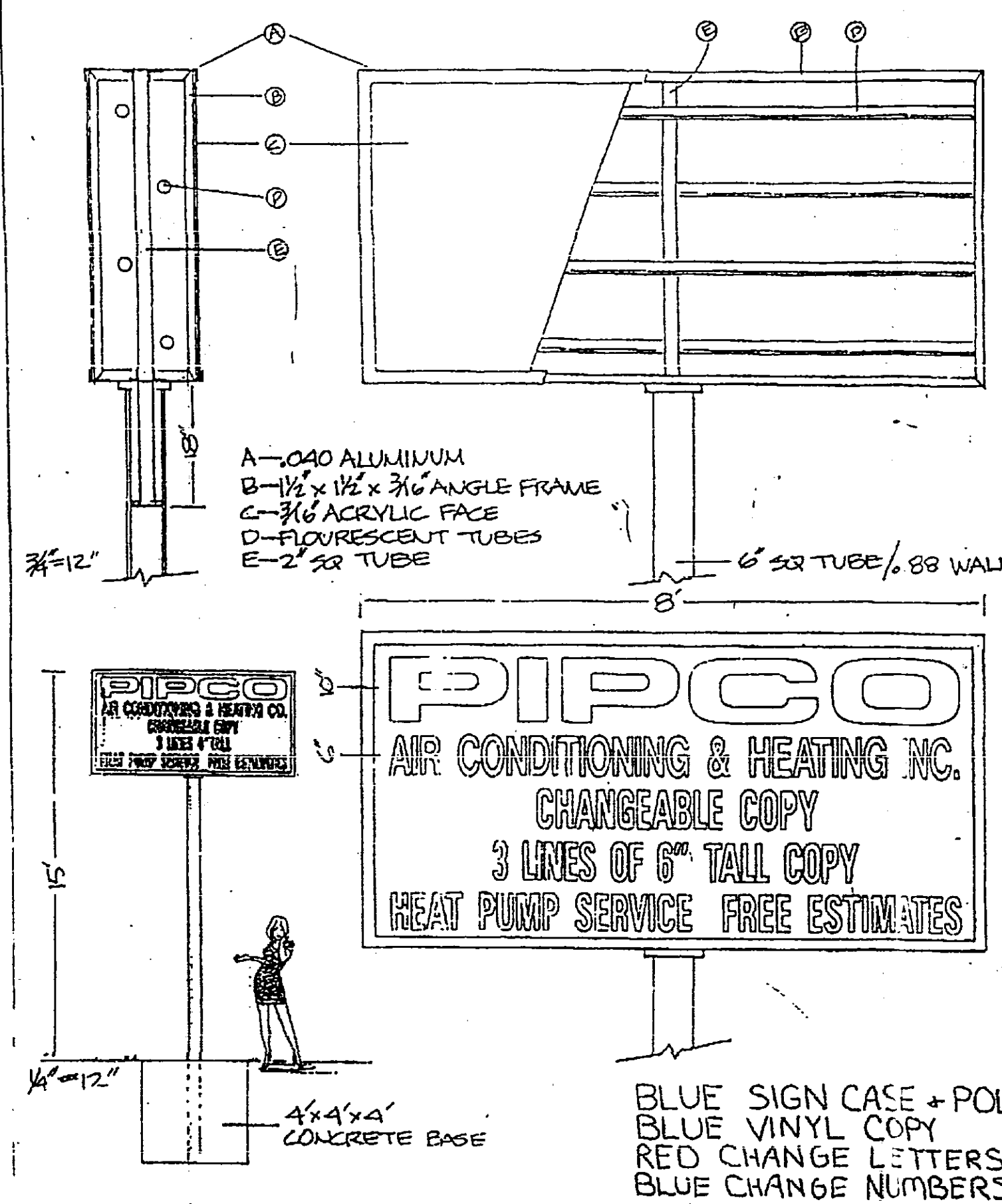




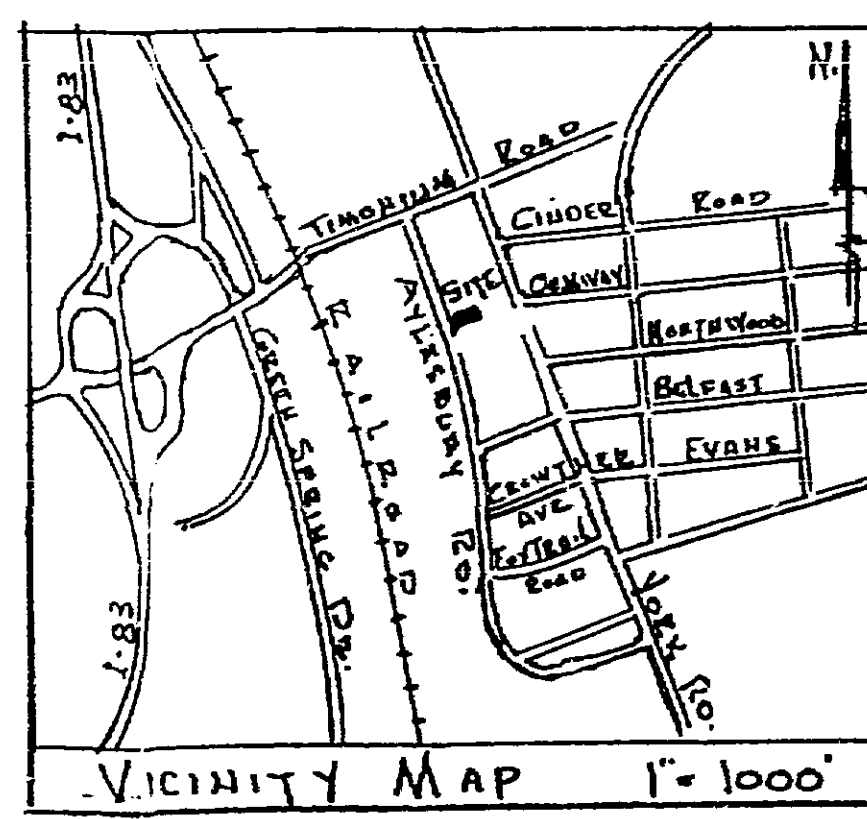
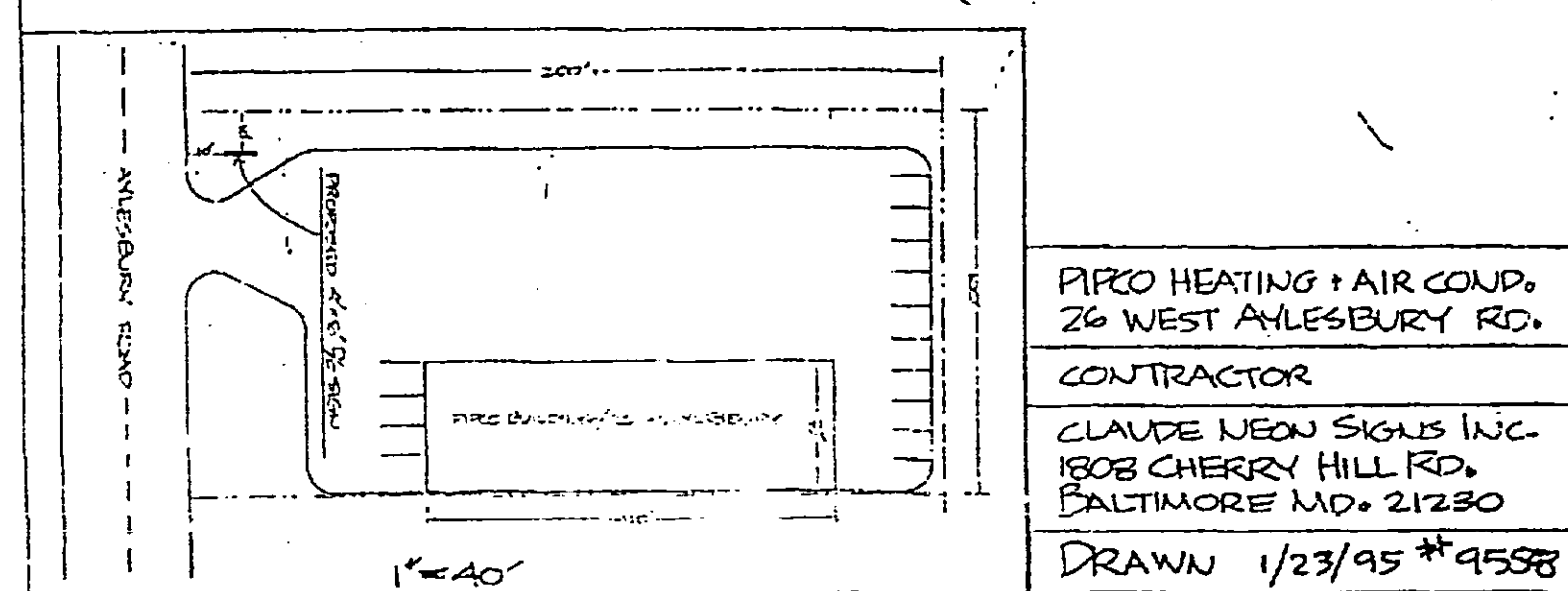
95-415-A



TUE, FEB-21-95 9:00AM CLAUDE NEON SIGNS, INC. 410 837 3154



**INTERIOR**  
**ILLUMINATED SIGN**  
**4' x 8' double faced sign**  
**32 sq FT Per side**  
**64 sq FT. TOTAL**  
**6\"/>**



ZONING: ML  
 ELEC. DIST: 8 RA  
 CO. DIST: 3 Ad  
 LOT AREA: 13,080 SQ. FT. ±  
 FAR: .24  
 EXISTING BLDG. & PARKING LOT = 40 YEARS OLD ±  
 LIGHTING ON BLDG. DOES NOT REFLECT INTO ANY RESIDENTIAL LOTS.  
 1 IN. = 200 FT. SCALE ZONING MAP NO. NW, 13-A

USE: WAREHOUSE & OFFICE  
 PARKING: GEN OFFICE 1900 SQ. FT. @ 5/1000 SQ. FT.  
 REQ'D. = 6.3 - 7 SPACES REQ'D  
 (WAREHOUSE-NO OTHER EMPLOYEES USED BY OFFICE EMPLOYEES ONLY)  
 PARKING PROVIDED: 7 SPACES  
 NO PRIOR ZONING HEARINGS  
 NOT IN CRITICAL AREA.

**PETITIONER'S EXHIBIT**